

4910-4920 STRATHMORE AVENUE
PRELIMINARY PLAN NO. 120220160
SITE PLAN NO. 820220220

EXTENSION REQUEST NO. 2

Description

Second request to extend the regulatory review period for 4910-4920 Strathmore Avenue Preliminary Plan and Site Plan for one (1) additional month, from November 24, 2022, through December 29, 2022.

NO. 120220160 & 820220220

COMPLETED: 10-27-2022

MCPB

11-10-2022

Montgomery County

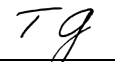

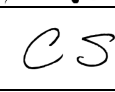
Planning Board

2425 Reedie Drive

Floor 14

Wheaton, MD 20902

Planning Staff

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Summary

- Section 50-4.1.E of the Subdivision Regulations generally states that Preliminary Plan applications must be scheduled for a public hearing within 120 days after the date an application is accepted.
- Section 59.7.3.C of the Zoning Ordinance provides a 120-day review period for Site Plan hearings. The Planning Board may, however, extend this period.
- The Applications were accepted on July 19, 2022, with a tentative Planning Board date of October 27, 2022. On October 4, 2022, the Applicant requested a 30-day extension of the regulatory review period, which was approved by the Acting Planning Director on October 12, 2022, from October 27 through November 24, 2022.
- The Applicant has requested, in an application dated October 24, 2022, that the review period for the Preliminary Plan and Site Plan be extended from November 24, 2022 to December 29, 2022.
- This extension will allow the Department of Permitting Services (DPS) to complete their review of the stormwater management plans and allow the Applicant to address the State Highway Administration's (SHA) recent request for further study of the Strathmore Avenue corridor.
- The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance. This is the second extension request associated with the subject project.
- Staff recommends APPROVAL of the extension request through December 29, 2022.

LOCATION

4910-4920 Strathmore Avenue
Kensington, MD

MASTER PLAN

1992 North Bethesda/Garrett Park Master Plan

MASTER PLAN ZONE

CRNF-0.75, C-0.25 R-0.75 H-50'

PROPERTY SIZE

15.35 acres

APPLICANT

SAH Homes Associates, LLC and BL
Strathmore LLC, c/o EYA Development LLC

ACCEPTANCE DATE

July 19, 2022

REVIEW BASIS

Chapter 22A, Forest Conservation Law
Chapter 50, Subdivision Regulations
Chapter 59, Zoning Ordinance

ATTACHMENT

A. Applicant's Extension Request (dated October 24, 2022)

ATTACHMENT A



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: January 29, 2021

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Wheaton, Maryland 20902

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REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #2

M-NCPPC Staff Use Only

File Number Date Received	_____	MCPB Hearing Date	_____
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Plan Name: _____ **Plan No.** _____

This is a request for extension of:

- Project Plan Sketch Plan
 Preliminary Plan Site Plan

and 820220220

The Plan is tentatively scheduled for a Planning Board public hearing on: _____

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

- Owner, Owner's Representative, Staff (check applicable.)

Name *Affiliation/Organization*

Street Address

City *State* *Zip Code*

Telephone Number *Fax Number* *E-mail*

We are requesting an extension for _____ months until _____

Describe the nature of the extension request. Provide a separate sheet if necessary.

Signature of Person Requesting the Extension

Eric E. Guillard

Signature

Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from _____ until _____.

Signature

Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension for more than 30 days of the Planning Board public hearing date from _____ until _____.